City of Lafayette
Staff Report
City Council

Meeting Date: **April 14, 2025**

Staff: **Francine Kuykendall, Public Works Manager**

Subject: **Core Area Landscaping and Lighting District 1979-1**
Adoption of Resolution No. 2025-22 Approving the Preliminary Engineer's Report and Announcing the City's Intention to Levy and Collect Annual Assessments for Fiscal Year 2025-2026

Summary
On February 24, 2025, the City Council adopted Resolution No. 2025-07 ordering the preparation of the Engineer's Report for fiscal year 2025-2026 for the Core Area Landscaping and Lighting District 1979-1. The preliminary Engineer's Report ("Report") is complete and ready for City Council consideration and approval. No assessment increases are included in the Report for fiscal year 2025-2026.

The Report is attached along with Resolution 2025-22 for Council action. The Report contains a map of assessment parcels and a list of parcels and assessments.

The proposed assessments provide funds for electrical energy, streetlight maintenance, landscape and irrigation maintenance and upgrade, capital equipment upgrade reserve, and administrative costs.

Assessments have not been increased since Proposition 218 became effective in 1996. Any change to the existing assessment district including any increase in the assessment amount requires full compliance with the requirements of Proposition 218. Procedures for increases to levy assessments include a majority approval by property owners through a mailed ballot process.

Attached is Resolution No. 2025-22 approving the preliminary Engineer's Report and announcing the City Council's intention to levy assessments and set a public hearing. The Report was prepared by Willdan Financial Services. Following adoption of the resolution, the public hearing for May 27, 2025, will be formally noticed as required.

Fiscal Impact
Resolutions must be passed in order to collect annual assessments of approximately $185,000.

Recommendation
Adopt Resolution 2025-22 approving the preliminary Engineer's Report for the Core Area Landscaping and Lighting District 1979-1 and announcing the City's intention to levy and collect annual assessments for fiscal year 2025-2026.

Attachments
Resolution 2025-22
Preliminary Engineer's Report Core Area Landscaping and Lighting District 1979-1

RESOLUTION 2025-22

BEFORE THE CITY COUNCIL OF THE CITY OF LAFAYETTE
IN THE MATTER OF:

Approving the Preliminary Engineer's Report and Announcing the City's Intention to Levy and Collect Assessments for Fiscal Year 2025-2026 for the Core Area Landscaping and Lighting District 1979-1

The City Council of the City of Lafayette, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "*Act*") by previous Resolution, initiated proceedings for the "Landscape and Lighting District No. 1979-1 (Core Area)" (hereafter referred to as the "District") for the annual levy and collection of assessments to pay for the operation, maintenance and servicing of landscaping, lighting and all appurtenant facilities related thereto; and,

WHEREAS, the City Council has, by previous Resolution ordered the preparation of an Engineer's Report (hereafter referred to as the "Report") regarding the District and assessment for Fiscal Year 2025/2026 pursuant to *Chapter 3, Section 22622* of the Act; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk said Report in connection with the District and the levy of assessments for Fiscal Year 2025/2026 (beginning July 1, 2025, and ending June 30, 2026) in accordance with *Chapter 1, Article 4* of the Act; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented and pursuant to the provisions of *Chapter 3, Section 22623* of said Act, the City Council may approve the report, as filed, or it may modify the report in any particular and approve said Report as modified.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE LANDSCAPE AND LIGHTING DISTRICT NO. 1979-1 (CORE AREA), AS FOLLOWS:

Section 1: The above recitals are all true and correct.

Section 2: The Report as presented, consists of the following:

a. A Description of the District.
b. A Description of the Improvements.
c. The proposed Annual Budget for the fiscal year (Costs and Expenses).
d. The Method of Apportionment that details the method of calculating each parcel's annual assessment.
e. The Assessment Roll containing the Levy for each Assessor Parcel Number within the District proposed for fiscal year 2025/2026.

Section 3: The District, the proposed improvements, each and all of the budget items and documents, and the proposed assessments as outlined in the Report have been spread in accordance with the District's previously-approved method of apportionment established to calculate the benefits received from the improvements, operation, maintenance and services to be performed within the District, and said assessments are in compliance with the Act and the provisions of California Constitution Article XIIID.

Section 4: The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are incorporated into the Engineer's Report.

Section 5: The Report is hereby approved on a preliminary basis, as presented or modified, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 6: The City Council hereby declares its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the net costs associated with the operation, maintenance and servicing of the landscaping and lighting improvements related thereto, for Fiscal Year 2025/2026; and said assessments are consistent with and do not exceed the maximum assessments previously approved and established for the District.

Section 7: The improvements within the District include: the ongoing operation, administration, maintenance, servicing and incidental expenses related to the dedicated landscape areas, public street lighting and appurtenant facilities authorized pursuant to the Act that are associated with the District. Said improvements may include, but are not limited to turf, ground cover, shrubs, trees, plants, irrigation and drainage systems, hardscape improvements, ornamental lighting, street lighting and associated appurtenant facilities located within the public street right-of-ways, parks, open spaces or other easements within the District. The Report as previously approved and on file with the City Clerk, provides a full and complete description of all improvements and any or all substantial changes to the improvements within the District.

Section 8: The boundaries of the District for fiscal year 2025/2026 are described in the Engineer's Report on file with the City Clerk and are consistent with the boundaries previously approved and established for the District that generally incorporates the central downtown area of the City of Lafayette along and near Mount Diablo Boulevard.

Section 9: The proposed assessment for fiscal year 2025/2026 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Engineer's Report, which details any changes or increases in the annual assessments.

Section 10: The City Council hereby declares its intention to conduct a public hearing concerning the levy of assessments for the District. The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution once in the Local Newspaper not less than ten (10) days before the date of the hearing in accordance with *Chapter 3, Section 22626* of the Act.

Section 11: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, May 27, 2025,** or as soon thereafter as feasible in the Lafayette Library and Learning Center Community Hall, 3491 Mt. Diablo Boulevard, or by zoom conferencing meeting

as provided for by the City of Lafayette with notice at the time of posting of City Council Meeting Agenda.

PASSED AND ADOPTED by the City Council of the City of Lafayette at a regular meeting held on the 14th day of April 2025 by the following vote to wit:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST:

_____
Joanne Robbins, City Clerk

APPROVED:

_____
Susan Candell, Mayor

CITY OF LAFAYETTE

ENGINEER'S REPORT
ASSESSMENT DISTRICT NO. 1979-1, CORE AREA LANDSCAPING AND LIGHTING DISTRICT

FISCAL YEAR 2025/2026

INTENT MEETING: APRIL 14, 2025
PUBLIC HEARING: MAY 27, 2025

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WILLDAN

ENGINEER'S REPORT AFFIDAVIT

Assessment District 1979-1, Core Area
Landscaping and Lighting District
And establishment of Annual Assessments related thereto

City of Lafayette,

County of Contra Costa, State of California

This Report and the enclosed budget, assessments, descriptions and diagrams outline the proposed assessment of properties within the City of Lafayette Assessment District 1979-1, Core Area Landscaping and Lighting District for Fiscal Year 2025/2026; which includes each lot, parcel, and subdivision of land within said District, as the same that existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Contra Costa County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____, 2025

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Lafayette

By: _____

Chonney Gano, Project Manager
District Administration Services

By: _____

Tyrone Peter
P. E. # C 81888

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INTRODUCTION

OVERVIEW

Pursuant to the provisions of the *Landscaping and Lighting Act of 1972, being Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500* (hereafter referred to as the "1972 Act"), this Engineer's Report (hereafter referred to as "Report") has been prepared as required pursuant to Chapter 3, Section 22622 of the 1972 Act, in connection with the proceedings required for the annual levy of assessments for the assessment district designated as:

Assessment District No. 1979-1 (Core Area Landscaping and Lighting District)

(Hereafter referred to as "District"), which includes specific lots and parcels of land within the core business area along Mount Diablo Boulevard within the City of Lafayette (hereafter referred to as the "City"). The District was formed in 1979 and since the formation of the District the City Council has levied annual assessments pursuant to the provisions of the Landscape and Lighting Act of 1972 to provide funding for the maintenance and servicing of landscape and lighting improvements that provide a direct and special benefit to those properties within the District.

For Fiscal Year 2025/2026, the City Council once again proposes to levy and collect annual assessments on the County tax rolls to partially fund the costs and expenses required to service and maintain the landscaping and lighting improvements within the District. The improvements to be provided by the District and the assessments described herein are consistent with the improvements and assessments historically associated with the District and do not represent new or increased assessments pursuant to the provisions of the California Constitution Article XIIID ("Article XIID").

Each Fiscal Year, an Engineer's Report is prepared and presented to the City Council describing the District, any changes to the District or improvements, and the proposed budget and assessments for that Fiscal Year. The City Council shall annually conduct a noticed public hearing regarding these matters prior to approving and ordering the improvements and proposed levy of assessments each Fiscal Year. As part of that proceeding, this Report describes the District, the improvements, and the proposed budget and assessments for Fiscal Year 2025/2026 to be levied against properties in connection with the benefits the properties will receive from the maintenance and servicing of the District improvements. The improvements and assessments described in this Report are based on the existing approved improvements and assessments for the properties within the District.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number ("APN") by the Contra Costa County Assessor's Office. The Contra Costa County Auditor/Controller uses Assessor's Parcel Numbers and specific Fund Numbers to identify properties to be assessed on the tax roll for the special benefit assessments.

COMPLIANCE WITH CURRENT LEGISLATION

On November 5, 1996, California voters approved Proposition 218. The provisions of this proposition are now contained in the California Constitutional Articles XIIIC and XIIID.

Pursuant to Article XIIID, Section 5, certain existing assessments (those that existed on or before November 6, 1996) were exempt from the procedural requirements of Article XIIID, Section 4 and property owner balloting for the previously approved and authorized assessments was not required unless such assessments are increased.

Specifically, beginning July 1, 1997, all existing, new, or increased assessments shall comply with the substantive and procedural provisions of Article XIIID, Section 4 that outlined the imposition of assessments and property owner approval process (balloting). Notwithstanding the foregoing, pursuant to Article XIIID Section 5(a) any assessment imposed exclusively to finance the capital costs or maintenance and operation expenses for sidewalks, streets, sewers, water, flood control, drainage systems or vector control are exempt from the procedural balloting requirements set forth in Article XIIID, Section 4.

Because the improvements provided by this District are considered part of the street right-of-way and fund the maintenance and operation expenses associated with streets, the existing assessments established for the District prior to the passage of Proposition 218 qualify as existing assessments that are exempt from the substantive and procedural requirements of Article XIIID, Section 4. The proposed assessments described in this Report for Fiscal Year 2025/2026 do not exceed and are consistent with the assessments that were approved and imposed for the District prior to the passage of Proposition 218 and are therefore compliant with the provisions of Article XIIID. However, any subsequent new or increased assessment shall be subject to the substantive and procedural requirements of Article XIIID, Section 4.

This Report consists of five (5) parts:

Part I

Plans and Specifications: A description of the District boundaries and the proposed improvements associated with the District.

Part II

Method of Apportionment: A discussion of benefits the improvements and services provide to properties within the District and the method of calculating each property's proportional special benefit and annual assessment.

Part III

District Budget: An estimate of the annual costs to operate, maintain and service the landscaping and lighting improvements within the District.

Part IV

District Diagram: A Diagram showing the exterior boundaries of the District is provided in this Report and includes all parcels that will receive benefits from the improvements. Parcel identification, the lines and dimensions of each lot, parcel and subdivision of land within the District, are inclusive of all parcels as shown on the Contra Costa County Assessor's Parcel Maps as they existed at the time of the passage of the Resolution of Intention, and shall include all subsequent subdivisions, lot line adjustments or parcel changes therein. Reference is hereby made to the Contra Costa County Assessor's maps for a detailed description of the lines and dimensions of each lot and parcel of land within the District.

Part V

Assessment Roll: A listing of the parcels within the District and their approved assessment amounts.

PART I — PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DISTRICT

The territory within the District consists of specific lots, parcels and subdivisions of land within the City's major business core region known as the Core Area, which encompasses an area of land totaling approximately three hundred acres (300 acres). This area is considered the City's primary commercial and business corridor that includes but is not limited to many of the City's commercial, multi-family residential, office, institutional and industrial developments and properties.

The District is situated in the central downtown portion of the City along or near Mount Diablo Boulevard, which runs from east to west just south of Highway 24. Properties within the District are generally located:

- Along both the north and south sides of Mount Diablo Boulevard, with the western and eastern boundaries extending from west of Paulson Court to the east of Carol Lane; and

- Portions of areas in the vicinity south of Mount Diablo that are considered part of this business corridor including parcels east of Dewing Avenue and north of Brook Street and parcels generally south and west of Moraga Boulevard and Moraga Road.

The District is composed of approximately 742 parcels, the majority of which are zoned for commercial and/or industrial use, but also includes many properties that are zoned as residential/office and a few parcels that are undeveloped, but currently zoned for residential and commercial use. A listing of the taxable parcels within the District is provided in **Part V – Assessment Roll**.

B. DESCRIPTION OF IMPROVEMENTS

The purpose of this District is to ensure the ongoing maintenance, operation and servicing of local landscaping and street lighting improvements within the District. The improvements may consist of all or a portion of the public landscaped areas, street lighting and appurtenant facilities within and adjacent to the District. These improvements generally include, but are not limited to the materials, equipment, utilities, labor, appurtenant facilities and expenses necessary for the ongoing maintenance and operation of public street lighting as well as landscaped parkways, medians, slopes, trails, park areas, drainage basins, open space areas and other designated easements or right-of-ways constructed and installed within the District.

Improvements Authorized by the 1972 Act

As generally defined by the Landscaping and Lighting Act of 1972 and applicable to this District, the improvements may include one or more of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities including, but not limited to streetlights and traffic signals.
- The installation or construction of any facilities which are appurtenant to any of the foregoing, or which are necessary or convenient for the maintenance or servicing thereof.
- The installation of parks or recreational improvements, including, but not limited to, all the following:
  - Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
  - Lights, playground equipment, play courts, and public restrooms.
- The acquisition of land for park, recreational, or open-space purposes or any existing improvement otherwise authorized pursuant to this section.
- The maintenance or servicing, of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement including but not limited to:
  - Repair, removal, or replacement of all or any part of any improvements.
  - Grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
  - Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
  - The removal of trimmings, rubbish, debris, and other solid waste.

- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

- Electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements.

- Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.

- Incidental expenses associated with the improvements including, but not limited to:

  - The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment.

  - The costs of printing, advertising, and the publishing, posting and mailing of notices.

  - Compensation payable to the County for collection of assessments.

  - Compensation of any engineer or attorney employed to render services.

  - Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements.

  - Costs associated with any elections held for the approval of a new or increased assessment.

Landscape Improvements

The landscape improvements for the District may include, but are not limited to turf, ground cover, shrubs and plants, trees, irrigation and drainage systems, ornamental lighting, masonry walls or other fencing, hardscape improvements, monuments, and associated appurtenant facilities located within the landscape easements or public rights-of-way. Specifically, the landscape improvement areas for this District are generally described below. Landscape improvements have been added and will continue to be added for beautification and to meet stormwater requirements.

- Landscape improvements within thirty-five (35) median islands located on Mount Diablo Boulevard, for bedding and ground cover, hardscape and edging.

- Streetscape landscaping within the street parkways, easements and rights-of-way that include various landscaping amenities including plant material, softscape and hardscape areas located within:

  - The public rights-of-way along both north and south sides of Mount Diablo Boulevard including bedding and ground cover for edging.

  - The public rights-of-way along Lafayette Plaza bedding, lawn, ground cover, annuals and edging.

  - The public rights-of-way along Golden Gate Way from Plaza Way to First Street including bedding, ground cover and edging.

  - The public rights-of-way along First Street including but not limited for bedding and ground cover, hardscape and edging.

  - The public rights-of-way along Moraga Road including bedding, hardscape and edging.

  - The public rights-of-way along El Nido Ranch Road including bedding and edging.

  - The public rights-of-way along Oak Hill Road including bedding and annuals, hardscape and edging.

- Isolated landscaped areas of shrubs, trees, softscape and hardscape amenities within the public rights-of-way along both the north and south sides of Mount Diablo Boulevard, along the Lafayette Plaza area, Golden Gate Way, First Street, Moraga Road, El Nido Ranch Road and Oak Hill Road that incorporate shrubs and trees.

- Landscaping and improvements along and within the parking lots on Oak Hill Road/Mount Diablo Boulevard, Mount Diablo Boulevard/Golden Gate Way and 1st Street/Golden Gate Way including bedding and ground cover, hardscape, line striping; and

- A centralized street park area on the corner of Mount Diablo Boulevard and Moraga Road; and

- All appurtenant facilities, equipment, materials and utilities related to the improvements.

- Specifically, not included as District improvements are those improvements located on private property, improvements and facilities that may be provided by another assessment or tax levied by the City or any improvement provided and maintained by a Business Association or similar entity.

Detailed maps and descriptions of the location and extent of the specific improvements to be maintained by the District are on file in the Office of Public Works and by reference are made part of this Report.

Public Lighting Improvements

The lighting improvements may include but are not limited to the cost of providing electrical energy and servicing of lighting fixtures, poles, meters, conduits, electrical cable and associated appurtenant facilities associated with:

- Approximately four hundred nine (409) public streetlights are currently maintained within the District. Most of these streetlights (approximately 334 streetlights) are decorative Battery streetlights located throughout the District including, but not limited to Mount Diablo Boulevard, Golden Gate Way, Moraga Road, Village Center, Dolores Drive, Mountain View Drive, Happy Valley Road, Lafayette Circle, South Thompson Road, Oak Hill Road, Hough Avenue, Dewing Avenue, Brown Avenue and at the Shield Block Parking area. A small number of standard cobra head streetlights remain at the most eastern and western ends of Mount Diablo Boulevard.

- Lighting facilities may also include but are not limited to all safety lights, security lights or ornamental lights located within the various landscape improvement areas installed as part of the District's landscape improvements.

PART II — METHOD OF APPORTIONMENT

A. GENERAL BENEFIT

The 1972 Act permits the establishment of assessment districts by agencies for providing certain public improvements, which include the construction, maintenance, and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied per benefit rather than assessed value:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*

When the District was formed, it was determined that with the exception of some of the parcels owned by East Bay Municipal Utility District, the ongoing maintenance and operation of the District improvements directly affect the properties within the District. Although the improvements include public areas, easements, rights-of-way and other amenities available or visible to the public at large, the construction and installation of these improvements (except those parcels described previously) were not required nor necessarily desired by properties or developments outside the District. With respect to the properties owned by other utilities, these areas are an integral part of property development within the District and clearly receive a direct and special benefit from the District's improvements. In the existing assessment methodology approved for the District, there is no general benefit assessment allocated to the parcels within the District.

B. SPECIAL BENEFIT

The special benefits associated with landscape improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved the aesthetic appeal of properties providing a positive representation of the area and properties.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, dust and debris control, and fire prevention.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.

- Enhanced quality of life through well-maintained green space and landscaped areas.

- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.

- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting and other public lighting facilities are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection.

- Increased nighttime safety on roads, streets and public areas.

- Improved ability of pedestrians and motorists to see.

- Improved ingress and egress to property.

- Reduced vandalism and other criminal act and damage to improvements or property.

- Improved traffic circulation and reduced nighttime accidents and personal property loss.

All the preceding special benefits contribute to the esthetic value and desirability of each of the assessed parcels within the District and thereby provide a special enhancement of the properties. Furthermore, it has been determined that the lack of funding to properly service and maintain the District improvements would have a negative impact on the properties within the District.

C. ASSESSMENT METHODOLOGY

The approved assessment methodology for the District is described as follows:

Base Assessment

A base assessment of $120.00 is assigned to each parcel within the District.

Assessments for Additional Benefiting Improvements

Specific parcels within the District are assessed an additional amount (in addition to the base assessment) based on the cost and variations in amount of services or level of benefit which they receive from the District's improvements. The benefits on which these assessments are based are: 1) front footage of a parcel onto Mount Diablo Boulevard and 2) streetlight upgrades. There are three distinct areas of benefit and their assessment amounts are identified within the District's existing methodology as:

- **Parcels assessed $5.40 per front footage.** These are parcels on Mount Diablo Boulevard in areas that contain street landscaping including parcels in front of 4000 Mount Diablo Boulevard; parcels from the west end of the island west of Mountainview Drive/Dolores Drive easterly to Elizabeth Street; and parcels from the west of the median west of Carol Lane easterly to the east end of the median east of Carol Lane.

- **Parcels assessed $2.70 per front footage.** These are parcels not included in the $5.40 category above that have frontage on Mount Diablo Boulevard from the cemetery to Elizabeth Street and from the island west of Mountain View Drive/Dolores Drive to Risa Road/Village Center.

- **Parcels assessed $2.16 per front footage for streetlight upgrades.** These are all parcels fronting Mt. Diablo Boulevard from the west end of the island west of Mountain View Drive/Dolores Drive easterly to First Street.

Exempt Parcels

- Publicly owned parcels and parcels which are shown as "Red" on the District Diagram are currently not assessed within the District.

PART III — DISTRICT BUDGET

The following budget outlines the estimated expenses and assessments for Fiscal Year 2025/2026.

Budget Item	Fiscal Year 2025/2026	
DIRECT COSTS		
Operations and Maintenance Costs		$486,853
Personnel Expenses		125,398
Subtotal Direct Costs		$612,251
TOTAL DIRECT COSTS	**$612,251**	
INCIDENTAL EXPENSES		
Administration Expenses		$4,371
Street Light Upgrades Reserve Fund		15,000
Operating Reserve Fund Collection		0
Improvements		9,669
TOTAL INCIDENTAL EXPENSES	**$29,040**	
TOTAL DIRECT AND INDIRECT COSTS	**$641,291**	
REVENUE ADJUSTMENTS		
Revenue from Property Tax		($76,963)
General Fund Contribution		(93,232)
Revenue from Current Fund Balances		(93,231)
Other Revenue		(193,098)
TOTAL ADJUSTMENTS	**($456,524)**	
BALANCE TO LEVY [1]	**$184,767**	
District Statistics		
Total Parcels		742
Total Parcels To Levy		682
RESERVE FUND BALANCES		
Operations Fund Balance		
Previous Balance		$391,781
Reserve Fund Adjustment		($93,231)
Ending Balance		$298,550
Contribution from Other Sources		$0
Street Light Replacement Fund Balance		
Previous Balance		$135,000
Reserve Fund Adjustment		15,000
Ending Balance		$150,000

[1] Willdan Financial Services levy calculations based on existing District methodology.

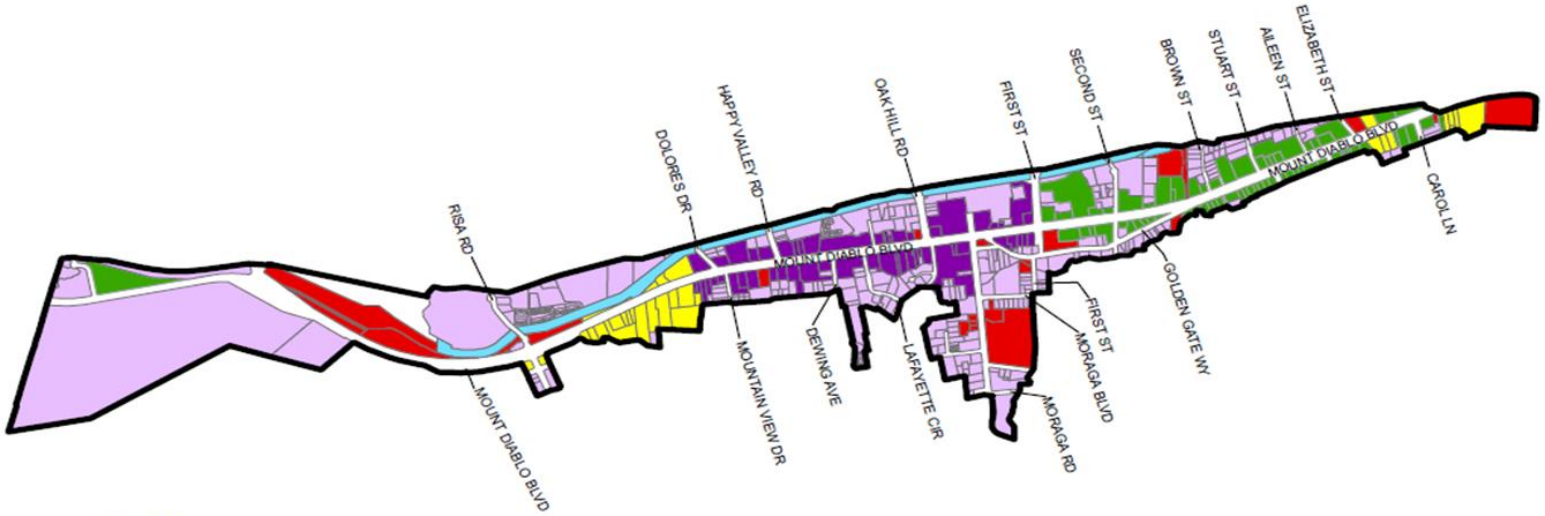
PART IV — DISTRICT DIAGRAM

The parcels within the Assessment District 1979-1, Core Area Landscaping and Lighting consist of all lots, parcels and subdivisions of land shown on the District Diagram. The District covers approximately three hundred acres (300 acres) in the City of Lafayette.

The following District Diagram is based on the Contra Costa County Assessor's Maps and the Contra Costa County Assessor's information and identifies all the parcels of land within the proposed District, as the same existed at the time this Report was prepared. The combination of this map and the Assessment Roll contained in this Report constitute the District Assessment Diagram

BOUNDARIES OF
LANDSCAPE & LIGHTING DISTRICT NO. 1979-1
CORE AREA
PROPOSED ZONES

CITY OF LAFAYETTE
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA



Legend

- DISTRICT BOUNDARY
- $120 PER PARCEL
- $120 + $2.70/FT FRONTAGE ON MOUNT DIABLO BLVD
- $120 + $5.40/FT FRONTAGE ON MOUNT DIABLO BLVD
- $120 + ($5.40 + $2.16)/FT FRONTAGE ON MOUNT DIABLO BLVD
- PUBLICLY OWNED (NOT ASSESSED)
- EAST BAY MUNICIPAL UTILITY DISTRICT

N W E S

WILLDAN FINANCIAL SERVICES

PART V — ASSESSMENT ROLL

Parcel identification for each lot or parcel within the District is based on the Assessment Diagram presented herein and is based on available parcel maps and property data from the Contra Costa County Assessor's Office at the time the Engineer's Report was prepared. A listing of the proposed lots and parcels to be assessed within this District along with the assessment amounts is provided herein.

Non-assessable lots or parcels may include but are not limited to public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas, rights-of-way, common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has little or no value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the Fiscal Year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate described in this Report as approved by the City Council. Therefore, if a single parcel is subdivided to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

The following pages contain a list of the parcels and proposed assessment amounts for each of the parcels within the District.

City of Lafayette
Assessment District No. 1979-1 (Core Area Landscape and Lighting District)
Fiscal Year 2025/2026 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Front Footage	Area	Charge
233-010-001	3322 MT DIABLO BLVD	312.63		$1,808.00
233-010-004	3330 MT DIABLO BLVD	123.07		692.00
233-010-007	3328 MT DIABLO BLVD	212.39		693.44
233-021-002	1051 AILEEN ST			120.00
233-021-005	MT DIABLO BLVD	50.00		390.00
233-021-006	3380 MT DIABLO BLVD	50.00		390.00
233-021-007	1032 STUART ST	85.00		580.00
233-021-009	1044 STUART ST			120.00
233-021-011	STUART ST			120.00
233-021-012	STUART ST			120.00
233-021-014	3372 MT DIABLO BLVD	89.60		606.00
233-021-016	3366 MT DIABLO BLVD	225.00		1,336.00
233-021-017	1050 STUART ST			120.00
233-021-019	1059 AILEEN ST			120.00
233-022-003	3360 MT DIABLO BLVD	80.00		552.00
233-022-004	3364 MT DIABLO BLVD	78.77		548.00
233-022-005	1020 AILEEN ST			120.00
233-022-006	1048 AILEEN ST			120.00
233-022-008	3356 MT DIABLO BLVD	167.50		1,024.50
233-022-010	1054-1066 AILEEN ST			120.00
233-022-013	3344 MT DIABLO BLVD	177.80		1,080.12
233-022-014	ELIZABETH ST			120.00
233-031-013	1011 BROWN AVE			120.00
233-031-016	1021 BROWN AVE			120.00
233-031-018	1025 BROWN AVE			120.00
233-031-019	1007 BROWN AVE			120.00
233-031-021	3422-3424 MT DIABLO BLVD	145.05		904.00
233-031-026	1027 BROWN AVE			120.00
233-031-027	1005 BROWN AVE			120.00
233-031-028	3416 MT DIABLO BLVD	80.24		553.30
233-032-002	1043 STUART ST #220			120.00
233-032-003	1041 STUART ST			120.00
233-032-006	3406 MT DIABLO BLVD	148.02		919.30
233-032-010	1028-1030 BROWN AVE			120.00
233-032-013	3405 HALL LN			120.00
233-032-014	3403 HALL LN			120.00
233-032-016	3404 HALL LN			120.00
233-032-017	3406 HALL LN			120.00
233-032-018	1042 BROWN AVE			120.00
233-032-022	1049 STUART ST			120.00
233-032-023	1020 BROWN AVE			120.00
233-032-024	BROWN AVE			120.00
233-032-025	3390-3396 MT DIABLO BLVD	205.40		1,282.00
233-032-026	1038-1040 BROWN AVE			120.00
233-032-027	1036 BROWN AVE			120.00
233-032-028	3402 HALL LN			120.00
233-032-029	1048 BROWN AVE			120.00
233-040-006	1031-1041 BLACKWOOD LN			120.00
233-040-007	1029 BLACKWOOD LN			120.00
233-040-024	3434 MT DIABLO BLVD	167.00		1,036.00
233-040-026	1001 BLACKWOOD LN			120.00
233-040-027	3440 MT DIABLO BLVD	129.29		818.16
233-040-034	1024-1038 2ND ST			120.00
233-040-035	1003-1005 BLACKWOOD LN			120.00
233-040-038	3428 MT DIABLO BLVD	111.89		724.20
233-040-039	3430 MT DIABLO BLVD	50.00		390.00
233-040-040	1010 2ND ST	263.57		1,543.28
233-051-008	978 2ND ST			120.00
233-051-009	3455 GOLDEN GATE WAY			120.00
233-051-010	3453 GOLDEN GATE WAY			120.00
233-051-011	3445 GOLDEN GATE WAY			120.00

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233-051-012	3443-3451 GOLDEN GATE WAY		120.00
233-051-013	3441 GOLDEN GATE WAY		120.00
233-051-014	3433 GOLDEN GATE WAY		120.00
233-051-015	3427 GOLDEN GATE WAY #4		120.00
233-051-016	3425 GOLDEN GATE WAY		120.00
233-051-017	3419 GOLDEN GATE WAY		120.00
233-051-019	3425 MT DIABLO BLVD	184.13	1,114.30
233-052-003	3445 MT DIABLO BLVD	69.00	492.60
233-052-004	3446 GOLDEN GATE WAY	69.00	498.00
233-052-005	3449 MT DIABLO BLVD	50.00	390.00
233-052-010	3437-3439 MT DIABLO BLVD	100.00	660.00
233-052-012	3435 MT DIABLO BLVD #300	136.24	855.70
233-052-013	3455 MT DIABLO BLVD	94.49	630.24
233-052-014	3458 GOLDEN GATE WAY		120.00
233-060-025	3415 MT DIABLO BLVD	75.00	558.00
233-060-026	MT DIABLO BLVD	50.01	390.04
233-060-027	3411 MT DIABLO BLVD	50.00	390.00
233-060-028	3409 MT DIABLO BLVD	64.00	466.00
233-071-002	3367-3371 MT DIABLO BLVD	60.36	445.94
233-071-003	3375 MT DIABLO BLVD	60.36	445.94
233-071-004	3377 MT DIABLO BLVD	80.00	552.00
233-071-005	3379 MT DIABLO BLVD	41.26	444.00
233-074-017	1018 ALMANOR LN		120.00
233-074-026	3397 MT DIABLO BLVD	70.00	498.00
233-074-027	3393 MT DIABLO BLVD	45.00	364.00
233-074-028	3391 MT DIABLO BLVD	62.50	457.50
233-074-029	3387 MT DIABLO BLVD	62.50	457.50
233-074-030	3385 MT DIABLO BLVD	53.19	520.00
233-074-052	3407 MT DIABLO BLVD	143.61	898.00
233-074-056	3401 MT DIABLO BLVD	59.52	441.40
233-074-057	3399 MT DIABLO BLVD	46.40	370.56
233-080-045	3357 MT DIABLO BLVD	91.60	682.00
233-080-051	3355 MT DIABLO BLVD	35.00	310.00
233-080-052	3351 MT DIABLO BLVD	35.00	310.00
233-080-053	3349 MT DIABLO BLVD	35.00	310.00
233-080-055	3347 MT DIABLO BLVD	100.00	660.00
233-080-056	3343 MT DIABLO BLVD	77.95	540.92
233-080-057	3363 MT DIABLO BLVD	154.03	952.00
233-080-058	3359 MT DIABLO BLVD	71.27	660.00
233-110-003	3327 MT DIABLO BLVD	30.00	224.00
233-110-004	3325 MT DIABLO BLVD	100.00	660.00
233-110-005	3319 MT DIABLO BLVD	65.64	636.00
233-110-023	3335 MT DIABLO BLVD	154.00	536.00
233-110-024	3335 MT DIABLO BLVD		120.00
233-110-025	3341 MT DIABLO BLVD		120.00
233-110-026	3333 MT DIABLO BLVD	63.30	292.00
233-110-027	3329-3331 MT DIABLO BLVD	78.73	336.00
233-120-006	3311 MT DIABLO BLVD	123.81	921.00
233-120-008	3297 MT DIABLO BLVD	59.56	442.00
233-120-009	3295 MT DIABLO BLVD	50.00	256.00
233-120-011	3291 MT DIABLO BLVD	60.00	282.00
233-120-012	3289 MT DIABLO BLVD	50.00	256.00
233-120-028	1080 CAROL LN		120.00
233-120-031	1078 CAROL LN		120.00
233-120-103	3287 MT DIABLO BLVD	300.00	930.00
233-260-001	900 BROWN AVE		120.00
233-260-002	902 BROWN AVE		120.00
233-260-003	904 BROWN AVE		120.00
233-260-004	906 BROWN AVE		120.00
233-260-005	908 BROWN AVE		120.00
233-260-006	910 BROWN AVE		120.00

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233-260-007	924 BROWN AVE		120.00
233-260-008	922 BROWN AVE		120.00
233-260-009	920 BROWN AVE		120.00
233-260-010	918 BROWN AVE		120.00
233-260-011	916 BROWN AVE		120.00
233-260-012	914 BROWN AVE		120.00
233-260-013	912 BROWN AVE		120.00
234-010-001	958 MORAGA RD	147.82	120.00
234-010-003	3515 MORAGA BLVD		120.00
234-010-004	3513 MORAGA BLVD		120.00
234-010-005	3511 MORAGA BLVD		120.00
234-010-006	3509 MORAGA BLVD		120.00
234-010-007	3507 MORAGA BLVD		120.00
234-010-008	3505 MORAGA BLVD		120.00
234-010-009	3503 MORAGA BLVD		120.00
234-010-010	3501 MORAGA BLVD		120.00
234-041-001	NO ADDRESS		120.00
234-042-010	3535 SCHOOL ST		120.00
234-042-023	858 ROSEDALE AVE		120.00
234-042-025	3501 SCHOOL ST		120.00
234-042-026	3511 SCHOOL ST		120.00
234-042-027	3511 SCHOOL ST		120.00
241-010-022	954 RISA RD #A		120.00
241-010-023	950 RISA RD		120.00
241-010-029	946 RISA RD		120.00
241-010-032	966 RISA RD		120.00
241-010-042	3742 MT DIABLO BLVD		120.00
241-010-046	945-955 RISA RD		120.00
241-010-047	3746 MT DIABLO BLVD		120.00
241-010-048	3736 MT DIABLO BLVD		120.00
241-010-053	3800 MT DIABLO BLVD		120.00
241-020-004	3686 MT DIABLO BLVD	230.94	120.00
241-020-005	3660-3676 MT DIABLO BLVD		120.00
241-020-014	3688 MT DIABLO BLVD		494.00
241-020-015	3690-3696 MT DIABLO BLVD	133.29	740.00
241-020-019	3720-3722 MT DIABLO BLVD	93.46	1,720.04
241-020-022	A ST	592.62	120.00
241-020-023	A ST		120.00
241-020-032	A ST		120.00
241-020-033	D ST		120.00
241-030-002	3671 MT DIABLO BLVD		590.92
241-030-003	3669 MT DIABLO BLVD		385.00
241-030-004	3667 MT DIABLO BLVD		469.34
241-030-008	3663 MT DIABLO BLVD		498.00
241-030-010	3659 MT DIABLO BLVD		820.66
241-030-011	3651 MT DIABLO BLVD		724.80
241-030-012	959 MOUNTAIN VIEW DR		120.00
241-030-013	955 MOUNTAIN VIEW DR		120.00
241-030-014	953 MOUNTAIN VIEW DR	174.42	120.00
241-030-015	951 MOUNTAIN VIEW DR	35.00	120.00
241-030-029	3661 MT DIABLO BLVD	46.21	498.00
241-030-030	3661 MT DIABLO BLVD #A	50.00	120.00
241-030-031	3667 MT DIABLO BLVD	92.68	120.00
241-030-033	3675 MT DIABLO BLVD #100	80.00	120.00
241-030-034	3675 MT DIABLO BLVD #100		390.00
241-050-001	3725 MT DIABLO BLVD		336.00
241-050-004	3713 MT DIABLO BLVD		258.38
241-050-006	3703 MT DIABLO BLVD		239.00
241-050-007	3701 MT DIABLO BLVD	50.00	276.00
241-050-015	3721 MT DIABLO BLVD		304.00
241-050-016	3717 MT DIABLO BLVD		466.00

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241-050-017	3705 MT DIABLO BLVD		282.00
241-050-018	3707 MT DIABLO BLVD	100.00	498.00
241-050-021	3697 MT DIABLO BLVD	70.57	476.00
241-050-022	3687 MT DIABLO BLVD #100	51.25	408.28
241-050-023	MT DIABLO BLVD	44.00	120.00
241-050-024	3685 MT DIABLO BLVD	57.08	528.34
241-061-001	908 VILLAGE CTR	68.00	120.00
241-062-001	3799 MT DIABLO BLVD	127.00	392.00
241-071-001	901 VILLAGE CTR	60.00	120.00
241-071-002	915 VILLAGE CTR	140.00	120.00
241-071-004	919 VILLAGE CTR	131.53	120.00
241-073-025	925 VILLAGE CTR	106.77	390.00
241-200-017	3535 BROOK ST		120.00
241-200-019	915 COLINA CT	151.24	120.00
241-200-020	916 COLINA CT		120.00
241-200-021	924 COLINA CT	90.59	120.00
241-200-024	MORAGA RD		120.00
241-200-025	919 MORAGA RD		120.00
241-200-026	911-913 MORAGA RD		120.00
241-200-027	907 MORAGA RD	80.59	120.00
241-200-040	901 MORAGA RD		120.00
241-200-041	3530 OCONNER DR		120.00
241-320-001	901 COLINA CT		120.00
241-320-002	905 COLINA CT		120.00
241-320-003	911 COLINA CT		120.00
241-320-004	930 COLINA CT		120.00
241-330-026	1001 WOODBURY RD #101		120.00
241-330-027	1001 WOODBURY RD #102		120.00
241-330-028	1002 WOODBURY RD #102		120.00
241-330-029	1002 WOODBURY RD #101		120.00
241-330-030	1004 WOODBURY RD #102		120.00
241-330-031	1004 WOODBURY RD #101		120.00
241-330-032	1006 WOODBURY RD #102		120.00
241-330-033	1006 WOODBURY RD #101		120.00
241-330-034	1008 WOODBURY RD #102		120.00
241-330-035	1008 WOODBURY RD #101		120.00
241-330-036	1010 WOODBURY RD #102		120.00
241-330-037	1010 WOODBURY RD #101		120.00
241-330-038	1003 WOODBURY RD #101		120.00
241-330-039	1003 WOODBURY RD #102		120.00
241-330-040	1003 WOODBURY RD #103		120.00
241-330-041	1003 WOODBURY RD #104		120.00
241-330-042	1003 WOODBURY RD #105		120.00
241-330-043	1003 WOODBURY RD #106		120.00
241-330-044	1003 WOODBURY RD #107		120.00
241-330-045	1003 WOODBURY RD #108		120.00
241-340-001	30 WOODBURY HIGHLANDS CT #10		120.00
241-340-002	30 WOODBURY HIGHLANDS CT #12		120.00
241-340-003	30 WOODBURY HIGHLANDS CT #14		120.00
241-340-004	30 WOODBURY HIGHLANDS CT #16		120.00
241-340-005	30 WOODBURY HIGHLANDS CT #18		120.00
241-340-007	25 WOODBURY HIGHLANDS CT #11		120.00
241-340-008	25 WOODBURY HIGHLANDS CT #21		120.00
241-340-009	25 WOODBURY HIGHLANDS CT #23		120.00
241-340-010	25 WOODBURY HIGHLANDS CT #31		120.00
241-340-011	25 WOODBURY HIGHLANDS CT #33		120.00
241-340-013	15 WOODBURY HIGHLANDS CT #11		120.00
241-340-014	15 WOODBURY HIGHLANDS CT #21		120.00
241-340-015	15 WOODBURY HIGHLANDS CT #23		120.00
241-340-016	15 WOODBURY HIGHLANDS CT #31		120.00
241-340-017	15 WOODBURY HIGHLANDS CT #33		120.00

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241-340-020	20 WOODBURY HIGHLANDS CT #10		120.00
241-340-021	20 WOODBURY HIGHLANDS CT #12		120.00
241-340-022	20 WOODBURY HIGHLANDS CT #14		120.00
241-340-023	20 WOODBURY HIGHLANDS CT #16		120.00
241-340-024	20 WOODBURY HIGHLANDS CT #20		120.00
241-340-025	20 WOODBURY HIGHLANDS CT #22		120.00
241-340-026	20 WOODBURY HIGHLANDS CT #24		120.00
241-340-027	20 WOODBURY HIGHLANDS CT #26		120.00
241-340-028	20 WOODBURY HIGHLANDS CT #30		120.00
241-340-029	20 WOODBURY HIGHLANDS CT #32		120.00
241-340-030	20 WOODBURY HIGHLANDS CT #34		120.00
241-340-031	20 WOODBURY HIGHLANDS CT #36		120.00
241-340-033	95 WOODBURY HIGHLANDS PL #15		120.00
241-340-034	95 WOODBURY HIGHLANDS PL #17		120.00
241-340-035	95 WOODBURY HIGHLANDS PL #21		120.00
241-340-036	95 WOODBURY HIGHLANDS PL #23		120.00
241-340-037	95 WOODBURY HIGHLANDS PL #31		120.00
241-340-038	95 WOODBURY HIGHLANDS PL #33		120.00
241-340-040	45 WOODBURY HIGHLANDS PL #21		120.00
241-340-041	45 WOODBURY HIGHLANDS PL #25		120.00
241-340-042	45 WOODBURY HIGHLANDS PL #31		120.00
241-340-043	45 WOODBURY HIGHLANDS PL #35		120.00
241-340-045	35 WOODBURY HIGHLANDS PL #21		120.00
241-340-046	35 WOODBURY HIGHLANDS PL #25		120.00
241-340-047	35 WOODBURY HIGHLANDS PL #31		120.00
241-340-048	35 WOODBURY HIGHLANDS PL #35		120.00
241-340-050	40 WOODBURY HIGHLANDS PL #10		120.00
241-340-051	40 WOODBURY HIGHLANDS PL #22		120.00
241-340-052	40 WOODBURY HIGHLANDS PL #24		120.00
241-340-053	40 WOODBURY HIGHLANDS PL #32		120.00
241-340-054	40 WOODBURY HIGHLANDS PL #34		120.00
241-340-056	50 WOODBURY HIGHLANDS PL #10		120.00
241-340-057	50 WOODBURY HIGHLANDS PL #22		120.00
241-340-058	50 WOODBURY HIGHLANDS PL #24		120.00
241-340-059	50 WOODBURY HIGHLANDS PL #32		120.00
241-340-060	50 WOODBURY HIGHLANDS PL #34		120.00
241-340-063	110 WOODBURY HIGHLANDS PL #10		120.00
241-340-064	110 WOODBURY HIGHLANDS PL #12		120.00
241-340-065	110 WOODBURY HIGHLANDS PL #14		120.00
241-340-066	110 WOODBURY HIGHLANDS PL #16		120.00
241-340-067	110 WOODBURY HIGHLANDS PL #18		120.00
241-340-069	105 WOODBURY HIGHLANDS PL #11		120.00
241-340-070	105 WOODBURY HIGHLANDS PL #15		120.00
241-340-071	105 WOODBURY HIGHLANDS PL #17		120.00
241-340-072	105 WOODBURY HIGHLANDS PL #19		120.00
241-340-073	105 WOODBURY HIGHLANDS PL #21		120.00
241-340-074	105 WOODBURY HIGHLANDS PL #23		120.00
241-340-075	105 WOODBURY HIGHLANDS PL #25		120.00
241-340-076	105 WOODBURY HIGHLANDS PL #27		120.00
241-340-077	105 WOODBURY HIGHLANDS PL #31		120.00
241-340-078	105 WOODBURY HIGHLANDS PL #33	500.00	120.00
241-340-079	105 WOODBURY HIGHLANDS PL #35		120.00
241-340-080	105 WOODBURY HIGHLANDS PL #37		120.00
241-340-082	100 WOODBURY HIGHLANDS PL #10		120.00
241-340-083	100 WOODBURY HIGHLANDS PL #12		120.00
241-340-084	100 WOODBURY HIGHLANDS PL #14		120.00
241-340-085	100 WOODBURY HIGHLANDS PL #16		120.00
241-340-086	100 WOODBURY HIGHLANDS PL #20		120.00
241-340-087	100 WOODBURY HIGHLANDS PL #22		120.00
241-350-001	3660-3676 MT DIABLO BLVD		3,900.00
241-350-002	MT DIABLO BLVD		120.00

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241-350-003	MT DIABLO BLVD		120.00
241-350-004	MT DIABLO BLVD		120.00
241-350-005	MT DIABLO BLVD		120.00
241-350-006	MT DIABLO BLVD		120.00
241-350-007	MT DIABLO BLVD		120.00
241-350-008	MT DIABLO BLVD		120.00
241-350-009	MT DIABLO BLVD		120.00
241-350-010	MT DIABLO BLVD		120.00
241-350-011	MT DIABLO BLVD		120.00
241-350-012	MT DIABLO BLVD		120.00
241-350-013	MT DIABLO BLVD		120.00
241-350-014	MT DIABLO BLVD		120.00
241-350-015	MT DIABLO BLVD		120.00
241-350-016	MT DIABLO BLVD		120.00
241-350-017	MT DIABLO BLVD		120.00
241-350-018	MT DIABLO BLVD		120.00
241-350-019	MT DIABLO BLVD		120.00
241-350-020	MT DIABLO BLVD		120.00
241-350-021	MT DIABLO BLVD		120.00
241-350-022	MT DIABLO BLVD		120.00
241-350-023	MT DIABLO BLVD		120.00
241-350-024	MT DIABLO BLVD		120.00
241-350-025	MT DIABLO BLVD		120.00
241-350-026	MT DIABLO BLVD		120.00
241-350-027	MT DIABLO BLVD		120.00
241-350-028	MT DIABLO BLVD		120.00
241-350-029	MT DIABLO BLVD		120.00
241-350-030	MT DIABLO BLVD		120.00
241-350-031	MT DIABLO BLVD		120.00
241-350-032	MT DIABLO BLVD		120.00
241-350-033	MT DIABLO BLVD		120.00
241-350-034	MT DIABLO BLVD		120.00
241-350-035	MT DIABLO BLVD		120.00
241-350-036	MT DIABLO BLVD		120.00
241-350-037	MT DIABLO BLVD		120.00
241-350-038	MT DIABLO BLVD		120.00
241-350-039	MT DIABLO BLVD		120.00
241-350-040	MT DIABLO BLVD		120.00
241-350-041	MT DIABLO BLVD		120.00
241-350-042	MT DIABLO BLVD		120.00
241-350-043	MT DIABLO BLVD		120.00
241-350-044	MT DIABLO BLVD		120.00
241-350-045	MT DIABLO BLVD		120.00
241-350-046	MT DIABLO BLVD		120.00
241-350-047	MT DIABLO BLVD		120.00
241-350-048	MT DIABLO BLVD		120.00
241-350-049	MT DIABLO BLVD		120.00
241-350-050	MT DIABLO BLVD		120.00
241-350-051	MT DIABLO BLVD		120.00
241-350-052	MT DIABLO BLVD		120.00
241-350-053	MT DIABLO BLVD		120.00
241-350-054	MT DIABLO BLVD		120.00
241-350-055	MT DIABLO BLVD		120.00
241-350-056	MT DIABLO BLVD		120.00
241-350-057	MT DIABLO BLVD		120.00
241-350-058	MT DIABLO BLVD		120.00
241-350-059	MT DIABLO BLVD		120.00
241-350-060	MT DIABLO BLVD		120.00
241-350-061	MT DIABLO BLVD		120.00
241-350-062	MT DIABLO BLVD	140.00	120.00
241-350-063	MT DIABLO BLVD		120.00

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241-350-064	MT DIABLO BLVD			120.00
241-350-065	MT DIABLO BLVD			120.00
241-350-066	MT DIABLO BLVD			120.00
241-350-067	MT DIABLO BLVD			120.00
243-011-005	3460 ORCHARD HILL CT			120.00
243-011-006	3470 ORCHARD HILL CT	108.00		120.00
243-011-016	3467 ORCHARD HILL CT			120.00
243-011-030	3462 MT DIABLO BLVD	118.03		876.00
243-011-033	1015 2ND ST	189.65		120.00
243-011-035	1010 1ST ST	165.38		120.00
243-011-037	1017 2ND ST			120.00
243-011-038	3448 ORCHARD HILL CT			120.00
243-011-039	3448 ORCHARD HILL CT			120.00
243-011-041	1053 2ND ST			120.00
243-011-042	3458 MT DIABLO BLVD			703.20
243-011-049	1033 2ND ST			120.00
243-011-050	3498 MT DIABLO BLVD			876.00
243-011-051	3474 MT DIABLO BLVD	111.00		1,144.10
243-011-054	3470 MT DIABLO BLVD	264.00		1,013.04
243-011-055	3482-3492 MT DIABLO BLVD			120.00
243-011-056	1005 2ND ST			120.00
243-020-007	1010 OAK HILL RD	116.31		120.00
243-020-010	1018 OAK HILL RD	56.51		120.00
243-020-011	1024 OAK HILL RD	127.53		120.00
243-020-014	3502 MT DIABLO BLVD	145.00		120.00
243-020-025	3524 MT DIABLO BLVD	81.89		120.00
243-020-027	3546 MT DIABLO BLVD			1,024.00
243-020-028	3540 MT DIABLO BLVD			2,115.84
243-020-030	1014 OAK HILL RD	78.00		120.00
243-020-031	OAK HILL RD			120.00
243-020-032	3528 MT DIABLO BLVD	30.00		999.30
243-020-033	3526 MT DIABLO BLVD	40.00		550.00
243-020-034	3530 MT DIABLO BLVD	17.00		1,140.00
243-020-036	3502 MT DIABLO BLVD			1,216.20
243-020-038	3500 MT DIABLO BLVD			876.00
243-020-039	MT DIABLO BLVD			120.00
243-030-007	3573 TERRACE WAY			120.00
243-030-011	3564-3570 MT DIABLO BLVD			710.00
243-030-014	998 S THOMPSON RD			120.00
243-030-015	MT DIABLO BLVD			346.80
243-030-016	3582 MT DIABLO BLVD			422.40
243-030-017	3584 MT DIABLO BLVD			250.00
243-030-020	1007 OAK HILL RD	75.88		120.00
243-030-021	3572 TERRACE WAY			120.00
243-030-023	3578 TERRACE WAY	150.00		120.00
243-030-024	1000 S THOMPSON RD			120.00
243-030-028	998 S THOMPSON RD			120.00
243-030-030	3576 TERRACE WAY	535.97		120.00
243-030-031	3574 TERRACE WAY #1			120.00
243-030-033	1001 OAK HILL RD	144.00		120.00
243-030-036	999 OAK HILL RD	50.76		120.00
243-030-037	3586 MT DIABLO BLVD #A-C	50.76		800.00
243-030-038	OAK HILL RD	125.36		120.00
243-030-039	3572-3578 DIABLO BLVD			1,254.00
243-030-040	OAK HILL RD			120.00
243-030-041	1009 OAK HILL RD			120.00
243-040-034	3590-3608 MT DIABLO BLVD	100.00		4,172.00
243-040-037	3594 MT DIABLO BLVD			120.00
243-050-001	3614 MT DIABLO BLVD			1,208.64
243-050-002	3616 MT DIABLO BLVD			503.74
243-050-003	3622-3624 MT DIABLO BLVD			503.74

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243-050-010	3630 MT DIABLO BLVD	126.00		1,140.00
243-050-011	3608 HAPPY VALLEY RD	141.47		120.00
243-050-012	3620 HAPPY VALLEY RD			120.00
243-060-002	3601 HAPPY VALLEY RD	265.00		120.00
243-060-005	3640 MT DIABLO BLVD	110.00		876.00
243-060-009	964 DOLORES DR	90.00		120.00
243-060-014	974 DOLORES DR			120.00
243-060-015	970 DOLORES DR	122.00		120.00
243-060-016	972 DOLORES DR			120.00
243-060-017	3658 MT DIABLO BLVD			1,140.00
243-060-018	3632 MT DIABLO BLVD			1,330.00
243-060-019	3603 HAPPY VALLEY RD			120.00
243-060-020	3650 MT DIABLO BLVD			2,123.40
243-070-002	MT DIABLO BLVD			1,340.00
243-070-003	3647-49 MT DIABLO BLVD			800.40
243-070-007	950 MOUNTAIN VIEW DR			120.00
243-070-009	3643-3645 MT DIABLO BLVD			1,042.32
243-070-012	964 MOUNTAIN VIEW DR			120.00
243-070-013	962 MOUNTAIN VIEW DR			120.00
243-070-014	960 MOUNTAIN VIEW DR	80.00		120.00
243-070-015	958 MOUNTAIN VIEW DR	100.00		120.00
243-070-016	956 MOUNTAIN VIEW DR	133.50		120.00
243-070-017	954 MOUNTAIN VIEW DR			120.00
243-102-004	948 DEWING AVE #A			120.00
243-102-006	942 DEWING AVE			120.00
243-102-008	938 DEWING AVE			120.00
243-102-012	930 DEWING AVE			120.00
243-102-015	950 DEWING AVE			120.00
243-110-001	3633-3637 MT DIABLO BLVD			724.80
243-110-002	3629 MT DIABLO BLVD			876.00
243-110-006	3603 MT DIABLO BLVD	198.05		1,129.26
243-110-007	971 DEWING AVE	129.00		120.00
243-110-012	3610 BICKERSTAFF RD			120.00
243-110-014	3620 BICKERSTAFF RD			120.00
243-110-015	3626 BICKERSTAFF RD			120.00
243-110-016	3632 BICKERSTAFF RD #B			120.00
243-110-017	3628 BICKERSTAFF RD			120.00
243-110-018	3630 BICKERSTAFF RD			120.00
243-110-019	3632 BICKERSTAFF RD			120.00
243-110-026	3615 MT DIABLO BLVD			1,617.26
243-110-027	3625 MT DIABLO BLVD			1,102.00
243-110-029	957 DEWING AVE			120.00
243-110-031	961-963 DEWING AVE			120.00
243-110-032	3608 BICKERSTAFF RD			120.00
243-110-033	3606 BICKERSTAFF RD			120.00
243-120-003	261 LAFAYETTE CIR			120.00
243-120-004	271 LAFAYETTE CIR			120.00
243-120-014	251 LAFAYETTE CIR			120.00
243-120-015	970 DEWING AVE			120.00
243-120-016	3589-3599 MT DIABLO BLVD			2,006.30
243-130-001	924 DEWING AVE			120.00
243-140-004	211-215 LAFAYETTE CIR			120.00
243-140-005	221 LAFAYETTE CIR			120.00
243-140-009	241 LAFAYETTE CIR	0.00		120.00
243-140-010	231 LAFAYETTE CIR	91.64		120.00
243-140-011	201 LAFAYETTE CIR	40.00		120.00
243-150-003	240 LAFAYETTE CIR			120.00
243-150-008	80 LAFAYETTE CIR	40.00		120.00
243-150-013	19 FIESTA LN	20.00		120.00
243-150-014	30-32 LAFAYETTE CIR	60.00		120.00
243-150-018	100 LAFAYETTE CIR	80.00		120.00

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243-150-019	250-270 LAFAYETTE CIR			120.00
243-150-020	60-72 LAFAYETTE CIR	99.11		120.00
243-160-001	3553 MT DIABLO BLVD	30.00		876.00
243-160-002	3555 MT DIABLO BLVD	170.00		422.40
243-160-003	3555 MT DIABLO BLVD #A			120.00
243-160-004	3557 MT DIABLO BLVD	40.25		422.40
243-160-005	3559 MT DIABLO BLVD	146.72		271.20
243-160-006	3561 MT DIABLO BLVD			574.00
243-160-007	3565 MT DIABLO BLVD			724.80
243-160-012	284-286 LAFAYETTE CIR			120.00
243-160-013	3583 MT DIABLO BLVD			1,934.00
243-160-014	3565 MT DIABLO BLVD			347.00
243-160-016	3571 MT DIABLO BLVD			2,690.00
243-170-012	973 MORAGA RD			120.00
243-170-013	3533 MT DIABLO BLVD			424.28
243-170-014	3525-3529 MT DIABLO BLVD			1,229.20
243-170-018	3542 WILKINSON LN			120.00
243-170-019	3540 WILKINSON LN			120.00
243-170-020	3547 WILKINSON LN			120.00
243-170-021	3541 WILKINSON LN			120.00
243-170-022	3535-3537 WILKINSON LN			120.00
243-170-026	3527 WILKINSON LN			120.00
243-170-030	3533 MT DIABLO BLVD			1,430.84
243-180-011	957 MORAGA RD			120.00
243-210-002	3548 BROOK ST			120.00
243-210-003	3544 BROOK ST			120.00
243-210-004	948 EAST ST			120.00
243-210-005	944 EAST ST			120.00
243-210-006	940 EAST ST			120.00
243-210-007	936 EAST ST			120.00
243-210-018	909 EAST ST			120.00
243-210-023	945 EAST ST			120.00
243-210-025	949 EAST ST			120.00
243-210-026	3520 BROOK ST			120.00
243-210-028	3520 BROOK ST			120.00
243-210-029	935 MORAGA RD #202	35.00		120.00
243-210-031	3542 BROOK ST			120.00
243-210-032	3540 BROOK ST	40.00		120.00
243-210-033	3538 BROOK ST	21.76		120.00
243-210-034	3536 BROOK ST	50.71		120.00
243-221-002	3500 GOLDEN GATE WAY			120.00
243-221-003	3512 GOLDEN GATE WAY			120.00
243-221-010	3520 GOLDEN GATE WAY			120.00
243-221-012	3503 MT DIABLO BLVD			536.00
243-221-017	3534 GOLDEN GATE WAY			120.00
243-221-020	3501 MT DIABLO BLVD			648.00
243-221-022	3511 MT DIABLO BLVD			460.00
243-221-026	3511-3517 MT DIABLO BLVD			1,146.00
243-221-027	3523 MT DIABLO BLVD			1,103.00
243-222-001	960 MORAGA RD			120.00
243-222-010	975 1ST ST			120.00
243-222-011	977 1ST ST			120.00
243-222-012	979 1ST ST			120.00
243-222-015	3505 GOLDEN GATE WAY			120.00
243-222-016	GOLDEN GATE WAY			120.00
243-222-017	3511 GOLDEN GATE WAY			120.00
243-222-019	3529-3533 PLAZA WAY			120.00
243-222-020	3535-3539 PLAZA WAY			120.00
243-222-023	990 MORAGA RD	100.00		120.00
243-222-024	984 MORAGA RD	55.01		120.00
243-222-025	3508 MORAGA BLVD			120.00

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243-222-026	971 1ST ST			120.00
243-222-027	3500 MORAGA BLVD			120.00
243-222-028	3512 MORAGA BLVD		224.00	120.00
243-222-029	3521-3527 GOLDEN GATE WAY		198.97	120.00
243-222-030	3523 GOLDEN GATE WAY #2			120.00
243-231-004	3471 MT DIABLO BLVD			660.00
243-231-005	3469 MT DIABLO BLVD			418.00
243-231-009	3462 GOLDEN GATE WAY			120.00
243-231-010	3470 GOLDEN GATE WAY			120.00
243-231-021	3484 GOLDEN GATE WAY			120.00
243-231-022	3483 MT DIABLO BLVD			1,329.60
243-231-024	3459 MT DIABLO BLVD			1,194.44
243-232-001	3498 MORAGA BLVD			120.00
243-232-002	970 1ST ST			120.00
243-232-003	972 1ST ST			120.00
243-232-004	976 1ST ST			120.00
243-232-010	3477 GOLDEN GATE WAY			120.00
243-232-011	GOLDEN GATE WAY			120.00
243-232-012	3467 GOLDEN GATE WAY			120.00
243-232-013	3461 GOLDEN GATE WAY			120.00
243-232-027	3483 GOLDEN GATE WAY			120.00
243-232-028	3491 GOLDEN GATE WAY			120.00
243-250-001	944 DEWING AVE #A			120.00
243-250-002	944 DEWING AVE #B			120.00
243-250-003	944 DEWING AVE #C			120.00
243-250-004	944 DEWING AVE #D			120.00
243-280-001	940 DEWING AVE #A			120.00
243-280-002	940 DEWING AVE #B			120.00
243-280-003	940 DEWING AVE #C			120.00
243-280-004	940 DEWING AVE #D			120.00
243-300-001	916 DEWING AVE #A			120.00
243-300-002	916 DEWING AVE #B			120.00
243-300-003	916 DEWING AVE #C			120.00
243-300-004	918 DEWING AVE #A			120.00
243-300-005	920 DEWING AVE #A			120.00
243-300-006	920 DEWING AVE #B			120.00
243-300-007	918 DEWING AVE #B			120.00
243-300-008	922 DEWING AVE #B			120.00
243-300-009	922 DEWING AVE #A			120.00
243-310-001	DEWING AVE			120.00
243-310-002	DEWING AVE			120.00
243-310-003	DEWING AVE			120.00
243-310-004	DEWING AVE			120.00
243-320-001	1000 DEWING AVE #101			120.00
243-320-002	1000 DEWING AVE #102			120.00
243-320-003	1000 DEWING AVE #103			120.00
243-320-004	1000 DEWING AVE #104			120.00
243-320-005	1000 DEWING AVE #105			120.00
243-320-006	1000 DEWING AVE #106			120.00
243-320-007	1000 DEWING AVE #107			120.00
243-320-008	1000 DEWING AVE #108			120.00
243-320-009	1000 DEWING AVE #109			120.00
243-320-010	1000 DEWING AVE #110			120.00
243-320-011	1000 DEWING AVE #111			120.00
243-320-012	1000 DEWING AVE #112			120.00
243-320-013	1000 DEWING AVE #113			120.00
243-320-014	1000 DEWING AVE #114			120.00
243-320-015	1000 DEWING AVE #115			120.00
243-320-016	1000 DEWING AVE #116			120.00
243-320-017	1000 DEWING AVE #117			120.00
243-320-018	1000 DEWING AVE #118			120.00

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243-320-019	1000 DEWING AVE #201		120.00
243-320-020	1000 DEWING AVE #202		120.00
243-320-021	1000 DEWING AVE #203		120.00
243-320-022	1000 DEWING AVE #204		120.00
243-320-023	1000 DEWING AVE #205		120.00
243-320-024	1000 DEWING AVE #206		120.00
243-320-025	1000 DEWING AVE #207		120.00
243-320-026	1000 DEWING AVE #208		120.00
243-320-027	1000 DEWING AVE #209		120.00
243-320-028	1000 DEWING AVE #210		120.00
243-320-029	1000 DEWING AVE #211		120.00
243-320-030	1000 DEWING AVE #212		120.00
243-320-031	1000 DEWING AVE #213		120.00
243-320-032	1000 DEWING AVE #214		120.00
243-320-033	1000 DEWING AVE #215		120.00
243-320-034	1000 DEWING AVE #216		120.00
243-320-035	1000 DEWING AVE #217		120.00
243-320-036	1000 DEWING AVE #218		120.00
243-320-037	1000 DEWING AVE #301		120.00
243-320-038	1000 DEWING AVE #302		120.00
243-320-039	1000 DEWING AVE #303		120.00
243-320-040	1000 DEWING AVE #304		120.00
243-320-041	1000 DEWING AVE #305		120.00
243-320-042	1000 DEWING AVE #306		120.00
243-320-043	1000 DEWING AVE #307		120.00
243-320-044	1000 DEWING AVE #308		120.00
243-320-045	1000 DEWING AVE #309		120.00
243-320-046	1000 DEWING AVE #310		120.00
243-320-047	1000 DEWING AVE #311		120.00
243-320-048	1000 DEWING AVE #312		120.00
243-320-049	1000 DEWING AVE #313		120.00
243-320-050	1000 DEWING AVE #314		120.00
243-320-051	1000 DEWING AVE #315		120.00
243-320-052	1000 DEWING AVE #316		120.00
243-320-053	1000 DEWING AVE #317		120.00
243-320-054	1000 DEWING AVE #318		120.00
243-320-055	1000 DEWING AVE #401		120.00
243-320-056	1000 DEWING AVE #402		120.00
243-320-057	1000 DEWING AVE #403		120.00
243-320-058	1000 DEWING AVE #404		120.00
243-320-059	1000 DEWING AVE #405		120.00
243-320-060	1000 DEWING AVE #406		120.00
243-320-061	1000 DEWING AVE #407		120.00
243-320-062	1000 DEWING AVE #408		120.00
243-320-063	1000 DEWING AVE #409		120.00
243-320-064	1000 DEWING AVE #410		120.00
243-320-065	1000 DEWING AVE #412		120.00
243-320-066	1000 DEWING AVE #413		120.00
243-320-067	1000 DEWING AVE #414		120.00
243-320-068	1000 DEWING AVE #415		120.00
243-320-069	1000 DEWING AVE #416		120.00
243-330-002	210 LAFAYETTE CIR #101		120.00
243-330-003	210 LAFAYETTE CIR #102		120.00
243-330-004	210 LAFAYETTE CIR #103		120.00
243-330-005	210 LAFAYETTE CIR #201		120.00
243-330-006	210 LAFAYETTE CIR #202		120.00
243-330-007	210 LAFAYETTE CIR #203		120.00
243-330-008	210 LAFAYETTE CIR #204		120.00
243-330-009	210 LAFAYETTE CIR #205		120.00
243-330-010	210 LAFAYETTE CIR #301		120.00
243-330-011	210 LAFAYETTE CIR #302		120.00

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243-330-012	210 LAFAYETTE CIR #303	385.00	120.00
243-330-013	210 LAFAYETTE CIR #304	1,750.00	120.00
243-330-014	210 LAFAYETTE CIR #305	587.40	120.00
252-011-001	993 PAULSON CT	945.85	120.00
252-011-002	985 PAULSON CT	269.00	120.00
252-011-003	977 PAULSON CT		120.00
252-050-014	3939 MT DIABLO BLVD		120.00
252-050-015	MT DIABLO BLVD		120.00
252-050-016	4000 MT DIABLO BLVD		120.00
252-050-017	4000 MT DIABLO BLVD		5,282.00
252-050-018	PAULSON RD		120.00
Parcel Count:			**682**
Total:		**19,915.21**	**$184,766.60**